

Village of Highland Falls - Zoning Variance Chart

Prepared for the Highland Falls Mixed Use Project

Consolidated Tax Lots 7, 8, 9, 10, 11.1, 11.2 & 12

located at 479 Main Street, Highland Falls, NY 10928

Zone: B-3	Zoning Code Requirement	Existing Conditions	Proposed Conditions	Variance Required	Comments
Lot Area (minimum Square footage)	no requirement	N/A	N/A	no	
Lot Area % of total lot area occupied by main & accessory buildings	100%	N/A	91%	no	
Building Height (max)	60' (with bonus height of 15' above 10' setback)	N/A	75'**	no	
Street Frontage	no requirement	N/A	N/A	no	
Lot Width	no requirement	N/A	N/A	no	
Front Yard set-back	no requirement	N/A	N/A	no	
Side Yard set-back	no requirement	N/A	none	no	
Total for both Side Yards (set-backs)	no requirement	N/A	none	no	
Abutting Side Street or Corner Lot (set-backs)	no requirement	N/A	none	no	
Rear Yard (set-back)	15'	N/A	10'	YES	10 feet
Residential Floor Area	no requirement	N/A	N/A	no	
Parking (number) - residential	1 per hotel room	N/A	1 per hotel room*	no	
Parking (number) - other uses	no requirement	N/A	N/A	no	
Architectural Features	architectural features shall be allowed to extend over Village sidewalks at a height not less than 20 feet above the sidewalk 10 Feet YES				request our canopy be only 10 foot above sidewalk
Signage	Comply with local ordinance				
Change of Use (indicate existing use and proposed use)		N/A			
Other - see below					
Required Transitional Yard	15 feet	N/A	10 Feet	YES	10 feet
Off-Street Loading	2 spaces req'd (15,000 to 40,000)	N/A	0	***Planning Board discretion to waive	***Planning Board discretion to waive
Windows	60% windows first floor and 30% max wall plane on floors above	N/A	Main Street 36% windows on first floor. Drew 16% and Parry 19%	***Planning Board discretion to waive	***Planning Board discretion to waive
* Note 1: Achieved via a leases with various locations in the village.					
** Note 2: 60' height plus 15' bonus height above a 10' setback					